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Bramley Court, Orpington, Kent, BR6 0AT

£350,000 Leasehold

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Desrciption

NO ONWARD CHAIN. A superb top floor apartment in this much sought-after modern gated development. It is within easy walking distance of Orpington High Street and Station. Comprising: two double bedrooms, the master bedroom has fitted wardrobes and en-suite shower room. There is also a lovely bathroom and a well equipped kitchen which is open-plan to the lounge and there is a private balcony. It has newly laid carpets where fitted and benefits from gas central heating with radiators and an entry phone system. Outside there is an allocated parking space, a bike store and a very useful double size lock up.

Communal Entrance

Hall

Open-plan Lounge / Kitchen

18 x 12'10 (5.49m x 3.91m)

Range of matching wall and base units cupboard housing boiler, built in washing machine, fridge freezer, dishwasher, oven hob and extractor fan. Two radiators, shelving, door to balcony

Bedroom 1

14 x 9 (4.27m x 2.74m)

Range of mirror fronted wardrobes, radiator, door with Juliette balcony

En Suite

Enclosed shower with panels and electric shower, low level WC, and wash hand basin. Heated towel rail.

Bedroom 2

11'7 x 8'9 (3.53m x 2.67m)

Double glazed window, radiator.

Bathroom

Fitted with a white suite Comprising:- panel bath with mixer taps, low level WC, and wash hand basin. Tiled walls, heated towel rail

Outside

Communal grounds together with

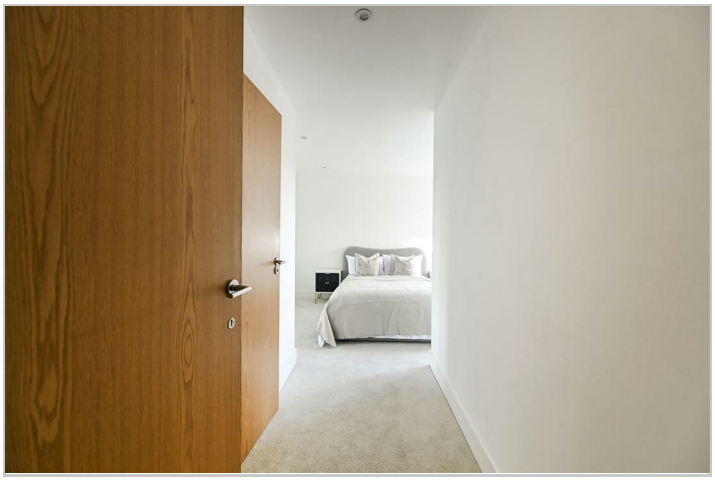
undercover bike store. Self contained double lock up for storage.

Lease Details & Charges

The following information has been provided by the seller. Please note any charges may be subject to reviews and should be verified by your solicitor prior to exchange of contracts- .
Lease length - 125 years from 1 February 2009
Ground Rent - Approximately £250.00
Service Charge – Approximately £2524.46

Agents Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts.
Council Tax Band: "D"
EPC Rating: "C"
Total Square Meters: Approximately 69.5
Total Square Feet: Approximately 748
Viewing by strict appointment with Edmund Orpington or via email
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens







Floor Plan

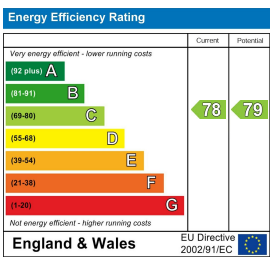


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing

Please contact our Petts Wood Office on 01689 819991 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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